031.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,026,600	/	1,026,600
USE VALUE:	1,026,600	/	1,026,600
ASSESSED:	1,026,600	/	1,026,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9	-11	ADAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALTERS GREGORY
Owner 2:	WETTACH HEIDI L
Owner 3:	
Street 1:	9 ADAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARINELLI JOSEPH/TRUSTEE -
Owner 2:	ADAMS STREET TRUST -
Street 1:	9 ADAMS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Wood Shingle Exterior and 2743 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	577,700	4,900	444,000	1,026,600
Total Card	0.103	577,700	4,900	444,000	1,026,600
Total Parcel	0.103	577,700	4,900	444,000	1,026,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.26 | /Parcel: 374.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 21871

GIS Ref

GIS Ref

Insp Date 10/07/16

!2612!

PREVIOUS ASSESSMENT

Parcel ID 031.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	577,900	4900	4,500.	444,000	1,026,800	1,026,800	Year End Roll	12/18/2019
2019	104	FV	432,000	4900	4,500.	471,800	908,700	908,700	Year End Roll	1/3/2019
2018	104	FV	432,000	4900	4,500.	344,100	781,000	781,000	Year End Roll	12/20/2017
2017	104	FV	406,500	4900	4,500.	299,700	711,100	711,100	Year End Roll	1/3/2017
2016	104	FV	406,500	4900	4,500.	255,300	666,700	666,700	Year End	1/4/2016
2015	104	FV	364,500	4900	4,500.	249,800	619,200	619,200	Year End Roll	12/11/2014
2014	104	FV	364,500	4900	4,500.	205,400	574,800	574,800	Year End Roll	12/16/2013
2013	104	FV	378,400	4900	4,500.	195,400	578,700	578,700		12/13/2012

PRINT

Date	Time
12/10/20	17:59:35

LAST REV

Date	Time
09/30/20	10:57:28

apro

PAT ACCT. 2612

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARINELLI JOSEP	72861-383	1	7/1/2019		1,030,000	No	No		
BARINELLI CONCE	37553-607		1/3/2003	Family	99	No	No		
BARINELLI LUIGI	37342-464		12/12/2002	Family	99	No	No		
	9427-17		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	21871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2019	1275	Inter Fi	15,000	O				
8/22/2019	1298	Inter Fi	15,000	C				
12/5/2011	1580	Manual	1,840					replace 3rd floor
7/31/2009	653	Redo Bat	6,500					

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2019	Mail Update	MM	Mary M
10/25/2019	SQ Returned	MM	Mary M
10/7/2016	MEAS&NOTICE	HS	Hanne S
4/22/2009	Measured	372	PATRIOT
2/19/2000	Mailer Sent		
2/17/2000	Measured	268	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.07962358
Const Adj.:	0.98990101
Adj $ / SQ:	181.682
Other Features:	143000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709716
Depreciation:	132007
Depreciated Total:	577709

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

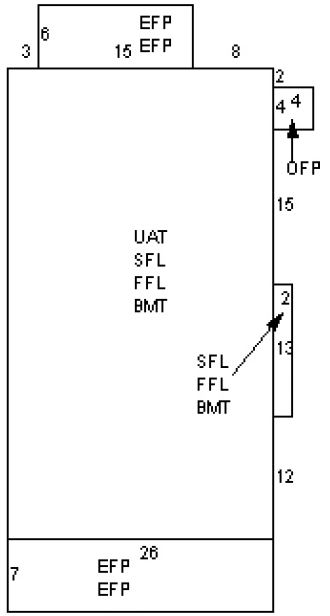
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.68
Special Features:	0	Val/Su Net:	127.67
Final Total:	577700	Val/Su SzAd	236.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	54.500	66,605
FFL	First Floor	1,222	181.680	222,016
SFL	Second Floor	1,222	181.680	222,016
EFP	Enclos Porch	544	31.900	17,356
UAT	Upper Attic	299	127.180	38,026
OFP	Open Porch	16	43.560	697
	Net Sketched Area:	4,525	Total:	566,716
Size Ad	2444	Gross Are	5422	FinArea 2743

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0005-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1921	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900